

Minutes of the Spring Garden Township Board of Commissioners Business Meeting
6:30 PM – February 11, 2026

Persons Present:

Jonathan Pinkerton, Commissioner
David Detwiler, President Commissioner
Andrew Herrold, Vice President Commissioner
Anne Gray, Commissioner
Thomas Gwilt, Commissioner

I. Call to Order / Pledge of Allegiance

This meeting is being streamed live and recorded for the purpose of drafting minutes.
An executive session was held just before this meeting to discuss legal matters.

A. Presentations

1. Lengths of Service Award

The Board would like to recognize Matthew Yinger for 15 years of service to the Township.

B. Public Comment

Roberta Boffo of 1080 Grandview requested that the Board hold a vote to protect 1799 Mt Rose Ave as open space nature preserve since the Comprehensive Plan has been completed.

C. Meeting Minutes Approval

MOTION (Herrold/Gray) to approve the Meeting Minutes of January 5, 2026, and January 11, 2026. Discussion: None. Public Comment: None. 5/0. Carries.

D. Finance

1. MOTION (Herrold/Gwilt) to accept the January 2026 Treasurer's Report and Bank Transactions. Discussion: None. Public Comment: None. 5/0. Carries.

2. 2025 Preliminary Financial Results – Krista Gardner, SEK, CFO

CFO reviewed the 2025 preliminary budget figures and noted key takeaways.

E. Subdivision / Land Development

1. 1601 S Queen Street, Tri Hill Dentistry – Subdivision Land Development Plan

MOTION (Herrold/Gray) to approve the Tri Hill Dentistry – Subdivision Land Development Plan with the following waivers and conditions:

- i) waiver for preliminary plan approval (§275-21, SALDO)
- ii) waiver for E & S approval (§275-23A, SALDO)
- iii) waiver for a Developers Agreement should be requested
- iv) waiver for DEP planning module approval (§275-24D(4), SALDO)
- v) waiver for maintenance guarantee (§275-24D(6), SALDO)
- vi) Engineer's stamp and signature required (§275-24D(5), SALDO)
- vii) a copy of Deed restrictions should be reviewed by the Solicitor (§275-24D(2), SALDO)
- viii) add another ADA van accessible parking space
- ix) owner's notarized signature required (§275-24.C(22), SALDO)

Discussion: It was noted that the plan is combining a parcel and creating a connection between the two buildings. Public Comment: None. 5/0. Carries.

2. Red Oaks at Regents Glen – 45-Day Time Extension

MOTION (Herrold/Gray) to approve a 45-day time extension waiver to March 27, 2026, to record the Red Oaks at Regents Glen Final Land Development Plan. Discussion: None. Public Comment: None. 5/0. Carries.

3. Stormwater Operations and Maintenance Agreement for 1859 Grantley Road

MOTION (Pinkerton/Herrold) to ratify the Township Manager's execution of the Stormwater Operations and Maintenance Agreement for 1859 Grantley Road. Discussion: Commissioner Gray asked for clarification on the status of the project. Public Comment: None. 5/0. Carries.

4. Moove in Partners, 651 S Richland – Land Development Plan Withdraw

MOTION (Gray/Herrold) to ratify the Township Manager’s request to the Engineer for review and recommendation regarding approval of the withdraw of the approved land development plan and release of the financial security on the condition that property owner agrees to enter into a recorded agreement with the Township outlining the withdraw and release of financial security. Discussion: The Engineer clarified that nothing has been built and that something needs to be recorded to nullify the recorded plan. Public Comment: None. 5/0. Carries.

F. Old Business

1. Fire Station 892 on Indian Rock Dam Road

i) Request for Payment – MW Studios Invoice 24-156-12

MOTION (Gray/Herrold) to approve a \$325.92 payment to MW Studios using unbudgeted Building Improvement Funds. Discussion: None. Public Comment: None. 5/0. Carries.

2. Liquid Fuels - 2026 Materials Contract (MS-963) and 2026 Streets Paving Project (MS-944)

MOTION (Gray/Pinkerton) to award the 2026 Materials Contract (MS-963) to York Materials Group at unit costs of \$73.00 per ton for 9.5mm wearing course, \$66.85 per ton for 19mm binder course, and \$61.30 per ton for 25mm binder course with a projected contract amount of \$65,860 and to authorize the Township Manager to execute any and all agreements. Discussion: None. Public Comment: None. 5/0. Carries.

MOTION (Gray/Herrold) to award the 2026 Streets Paving Contract (MS-944) to Asphalt Maintenance Solutions, LLC at a unit cost of \$9.59 per square yard to supply and place ultra-thin bonded wearing course with a projected contract amount of \$224,271.74 and to authorize the Township Manager to execute any and all agreements. Discussion: None. Public Comment: None. 5/0. Carries.

3. Zoning Hearing Board Live Stream

MOTION (Pinkerton/Gray) to approve the Zoning Hearing Board Hearing Live Stream Protocol and direct staff to begin live streaming the Zoning Hearing Board hearings. Discussion: Commissioner Pinkerton asked for clarification about the streaming protocol. Public Comment: Roberta Boffo of 1080 Grandview Rd suggested additional live streaming. None. 5/0. Carries.

4. Parks Capital Improvement Plan – Proposed 2027 Windsor Park Renovation Project

MOTION (Herrold/Gray) to approve engineer to develop a site development drawing and cost estimate for Windsor Park and direct staff to move forward on a DCNR Park Rehabilitation and Development Grant. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St asked about financing the project. 5/0. Carries.

5. Tri Hill Sanitary and Stormwater Sewer Project

i) Time Extension Change Order request due to Weather

MOTION (Herrold/Gray) to approve the Tri Hill Sewer Project Change Order #01 for a time extension. Discussion: It was noted that the extension is until March 20, 2026. Public Comment: None. 5/0. Carries.

ii) Tri Hill Sanitary Sewer Lining Project

The funds for this project were approved in 2025 and are not included in the 2026 budget.

MOTION (Gwilt/Gray) to approve the Abel Recon Tri Hill sanitary sewer lining proposal in the amount of \$30,915. Discussion: Commissioner Pinkerton asked for clarification about the timing of approval/payment and The Township Manager clarified that the item was unbudgeted in 2026 because it was budgeted for 2025 and the expenses are accounted for as they occur. Public Comment: None. 5/0. Carries.

G. New Business

1. Declaration of Disaster Emergency – January 24, 2026, Snow Event

MOTION (Gwilt/Herrold) to affirm the Township Manager’s Declaration of Disaster Emergency.

Discussion: It was noted that the declaration will allow for potential reimbursement from the State for cleanup. Public Comment: None. 5/0. Carries.

2. Financial Audit Agreement - Cherry Bekaert

MOTION (Gray/Herrold) to affirm the Township Manager's execution of the Cherry Bekaert engagement letter. Discussion: None. Public Comment: None. 5/0. Carries.

3. Capital Purchase – Belmont Roller Tilt Trailer

MOTION (Gray/Herrold) to approve the purchase of a Belmont Tilt Trailer from Burkholder Manufacturing in the amount of \$9,650 using budgeted capital funds. Discussion: None. Public Comment: None. 5/0. Carries.

4. Delinquent Real Estate Taxes

MOTION (Gray/Pinkerton) to ratify President Commissioner Detwiler's execution of lien lists for delinquent real estate taxes for 2025, interim 2025, and interim 2024. Discussion: None. Public Comment: Lynne Huddleston of 808 Clearmount Rd asked for clarification. 5/0. Carries.

5. Volunteer Service Credit Program – Earned Income Tax Credit Register

MOTION (Herrold/Gray) to approve the 2025 volunteer service earned income tax credit register and to ratify the Township Manager's signature of the register. Discussion: None. Public Comment: Ricky Dubbs of 545 S Ogontz St asked for clarification. 5/0. Carries.

6. Alternate Building Code Official

MOTION (Gray/Pinkerton) to approve the appointment of Trisha Rafferty as the Township's Alternate Building Code Official. Discussion: None. Public Comment: None. 5/0. Carries.

7. Darrah Realty, LP Use and Occupancy Permit Denial Appeal

MOTION (Herrold/Pinkerton) to authorize Solicitor to represent the Township in the Darrah Realty, LP permit denial appeal. Discussion: None. Public Comment: Roberta Boffo of 1080 Grandview asked for an explanation. Commissioner Herrold clarified that it was a legal matter that will be addressed at the Zoning Hearing Board meeting on March 17, 2026. 5/0. Carries.

8. Penn Waste Contract Extension

Basic service 2027 would be \$121.44 per quarter. Current 2026 rate is \$115.92 per quarter. Solicitor noted an option to postpone action and to bid. It was also noted that there were only two bids last time and one was withdrawn.

MOTION (Pinkerton) Withdrawn to not approve the 2027 extension with Penn Waste and direct the staff to prepare a bid packet for refuse services for the Township. Discussion: The Solicitor clarified there is time to decide on bidding or the extension. Commissioner Herrold suggested to postpone any action to avoid precluding the Township from being able to exercise the extension by voting not to approve at this time. Public Comment: None.

MOTION (Gwilt/Gray) to postpone any decision on the extension for 2027 direct the Township Manager to begin drafting a bid specification packet. Discussion: There was additional discussion about current service, service issues, additional services, and the bidding process. Public Comment: **Amanda Plate of 1563 Old Farm Ln** asked for clarification about how the bidding process works and getting additional parties like Handy Dandy that services neighboring areas to provide bids. Commissioner Herrold explained that bid packets are sent out to providers to bid what it would cost for them to provide the services requested, and not all providers will submit bids. **Roberta Boffo of 1080 Grandview Rd** stated that she would like to see notification of the complaint form and commented on current service. **Penny Wood of 1413 First Ave** expressed that she did not have a problem with Penn Waste until they started doing water line work in Elmwood then they missed a lot. She also stated that the recycling truck will come through and the trash truck will not come down. She said that she likes the twice a week option because it allows her to spread out the trash. **Shawn Schlenz of 543 Lancaster Ave** expressed he thought that it was a good idea to put the trash service out to bid

and commented on current service. **Ricky Dubbs of 545 S Ogontz St** asked for additional clarification and commented on outside haulers. 5/0. Carries.

H. Commissioner Constituent Representation

- 1. Commissioner Detwiler, Ward 1** – Thanked Public Works Road crews for snow cleanup.
- 2. Commissioner Pinkerton, Ward 2** – Thanked other Township officials for their support. Noted attendance at the Recreation Commission meeting and the Recreation Director’s work on organizing the Mill Creek Cleanup. Thanked Public Works for cleaning up the snow and commented on neighbors helping neighbors cleaning up after the storm.
- 3. Commissioner Gray, Ward 3** – Thanks Public Works and emergency staff for their efforts during the storm. Noted that she spoke with Chief Damon about residents who brought concerns to her about immigration enforcement. Noted about the plans by the school district to update the driveway, natatorium, and science wing.
- 4. Commissioner Herrold, Ward 4** – Thanked Public Works for their snow cleanup work.
- 5. Commissioner Gwilt, Ward 5** – Thanked Public Works for the street cleanup but expressed concerns alley way parking. Expressed displeasure and concern about residents showing up to his home and leaving notes on his mailbox regarding the property at 1799 Mt Rose and the Comprehensive Plan. He noted that the Comprehensive Plan was approved in 2025, and that communications for him should be submitted to the Township Administration office.

I. Township Consultant, Contracted Services, Departments

1. Township Consultants

- i) Solicitor** - None
- ii) Engineer** - None
- iii) Fire Department / York Area United Fire and Rescue** - None
- iv) Police Department / York County Regional Police Department** - None

2. Township Administration

- i) Manager** – None – Commissioner Gray asked for clarification about a PUC meeting and noted about the Penn State Campus Survey. Roberta Boffo asked for clarification on the campus property.
- ii) Zoning and Codes Enforcement** – None – Commissioner Gray noted about the zoning updates and the process.
- iii) Public Works** – Thanked the Board for the food donation to Public Works.
- iv) Recreation** – Shared update on the summer parks program and Mill Creek cleanup.

J. Public Comment

Lynne Huddleston 808 Clearmount Rd read a prepared statement regarding concern about warehouses being purchased for used as ICE detention centers and requested public notification if there is such a planned use. Submitted.

Albert Miller 300 Old Orchard Ln brought up for clarification about the Mount Rose Cemetery being listed Institutional rather than as Open Space as previously shown on the Comprehensive Plan since the hearing. It was clarified that the Cemetery is owned by an institution and land use and zoning are not the same. Inquired about widening of I-83 that removed properties from the tax base.

Ricky Dubbs of 545 S Ogontz St inquired about access to a financial report.

Roberta Boffo of 1080 Grandview Rd asked about property zoning. She also apologized to Commissioner Gwilt and said she will come to the Township if she would like to address the Commissioner. She stated that she just wants to protect the 1799 Mount Rose property, and she hopes someday that it will be brought to a vote.

II. Adjourn

MOTION (Gwilt/Herrold): to adjourn at 8:17pm.